LOTS 20, 21, & 22 SANTA FE RIVER
S/D.

SALYERS APRIL M/SULLIVAN KEITH
645 SW WOODLAND AVE
FORT WHITE, FL 32038

2025

30-7S-17-10058-231

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

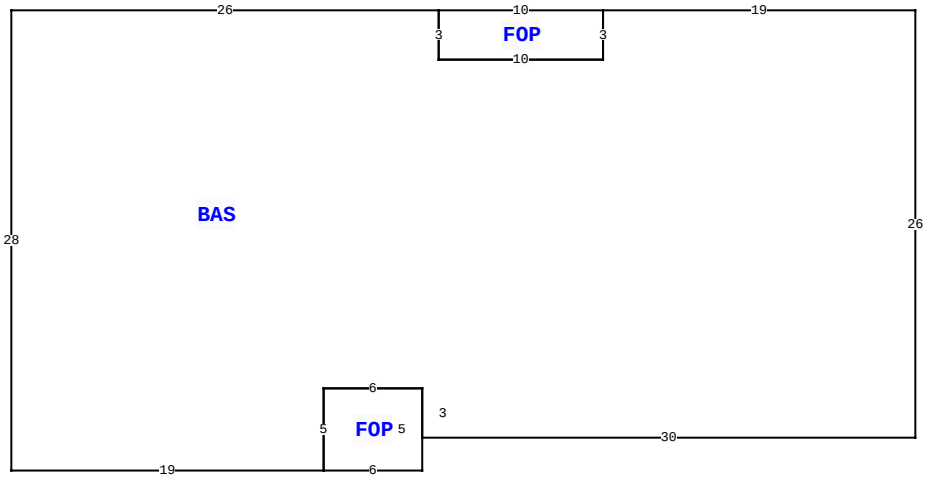
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	05	05 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100		1,420	141,662
FOP	30	30		9	898
FOP	30	30		9	898
TOTALS	1,480			1,438	143,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,438	137.0400	153.48	220,704	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1420 HX Base Yr 2023



645 SW WOODLAND AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		143,458
TOTAL MARKET OB/XF VALUE		9,692
TOTAL LAND VALUE - MARKET		89,980
TOTAL MARKET VALUE		243,130
SOH/AGL Deduction		151,880
ASSESSED VALUE		91,250
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,528
TOTAL JUST VALUE		243,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1461/2294	3/09/2022	WD	Q	I	01	315,000
GRANTOR: BREHENY W. MARTIN & B						
GRANTEE: SALYERS APRIL M						
1286/2011	12/19/2014	WD	Q	I	01	160,000
GRANTOR: ALEXANDER & JENNIFER						
GRANTEE: W MARTIN & BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FOP= W10 S3 E10 N3$ S3 W10 N3 W26 S28 E19 FOP= E6 N5W6 S5$ N5 E6 S3 E30 N26$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	1993	1993	3	100	600	
4	0031	BARN,MT AE	0	100	24	28	672.00	UT	11.00	11.00	100	2017	2017	3	100	7,392	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 9,692

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		00	0.00	0.00	1.37	AC		1.00	1.00	1.00	22,000.00	22,000.00	30,140							
2	0000	C	VAC RES	100			0.00	0.00	1.44	AC		1.00	1.00	1.00	22,000.00	22,000.00	31,680							
3	0000	C	VAC RES	100			0.00	0.00	1.28	AC		1.00	1.00	1.00	22,000.00	22,000.00	28,160							

REVIEW DATE 09/16/2022 BY CP Total Acres: 4.09 Total Land Value: 89,980 Market: 0 Agricultural: 0 Common: 89,980 PRINTED 08/13/2025 BY SYS